1 Broad Street
Barry
Vale of Glamorgan
CF62 7AA

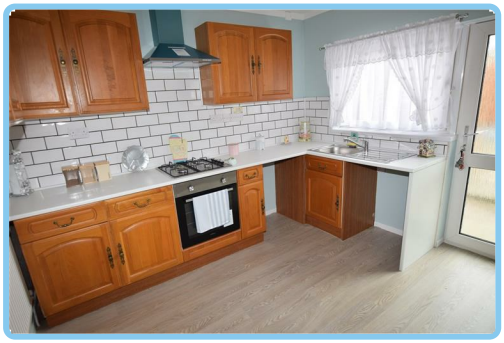
Residential Sales

1 Michaelston Close, Barry
Vale of Glamorgan CF63 1SG

£109,995

Freehold

A spacious, two bedroom, end of link house situated just off St. Brides Way and Pencoedtre Park and a few minutes drive to the Barry link road leading to the M4/Cardiff. The property briefly comprises, entrance porch, spacious living room with access to rear garden and fitted kitchen. To the first floor, two bedrooms a family bathroom and separate w.c. To the front; an enclosed garden mainly laid to lawn. To the rear; an enclosed low maintenance garden with rear access and ample parking surrounding. The property benefits from UPVC double glazing and gas central heating via combination boiler. An ideal first time buy - or buy to let. Sold with no onward chain.



FRONT
Enclosed front garden. Laid lawn. Pathway leading to UPVC double glazed opaque glass door.

Entrance Porch
Papered ceiling. Papered walls. Fitted carpet. Radiator. Doors opening to living room, kitchen and two storage cupboards. Stairs rising to the first floor. Open under stairs storage area.

Living Room
18'09" max x 10'10" max (5.72m max x 3.30m max)
Textured ceiling. Coving. Papered walls. Dado rail. Fitted carpet. UPVC double glazed windows to the front and rear. UPVC double glazed door opening to rear garden. Radiator. Electric fire and surround to remain.

Kitchen/Breakfast Room
10'0" max x 10'04" max (3.05m max x 3.15m max)
Textured ceiling. Coving. Papered and smoothly plastered walls. Vinyl flooring. Fitted kitchen comprising of eye level and base unit with work surfaces over. Breakfast bar. Space for washing machine and fridge freezer. UPVC double glazed opaque glass door opening to rear garden. Radiator. Integrated gas hob and electric oven with extractor.

FIRST FLOOR

Landing
Textured ceiling. Papered wall. Dado rail. Fitted carpet. UPVC double glazed window to the front. Doors to two bedrooms, bathroom, separate w.c. and two storage cupboards one housing combination boiler.

Bedroom 1
12'08" max x 10'10" max (3.86m max x 3.30m max)
Textured ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bedroom 2
10'06" max x 10'03" max (3.20m max x 3.12m max)
Textured ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

Bathroom
5'08" max x 4'09" max (1.73m max x 1.45m max)
Textured ceiling. Tiled walls. Vinyl flooring UPVC double glazed window to the front. Radiator. Bath with shower over. Pedestal wash-hand basin.

W.C.
5'06" max x 2'08" max (1.68m max x 0.81m max)
Textured ceiling. Tiled walls. Dado rail with tongue and groove below. Vinyl flooring UPVC double glazed opaque glass window to the front. Close coupled cistern w.c.

REAR
Fenced enclosed garden with gated rear access. Brick built shed. Concrete floors.

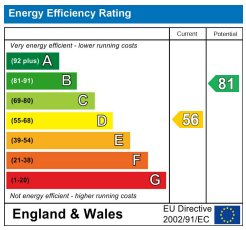
COUNCIL TAX
Council tax band B

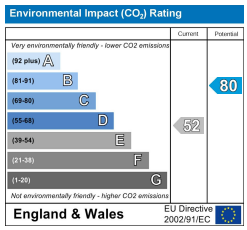
TENURE
We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.





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